



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
www.raleighnc.gov

**Case File:** A-2-16

**Property Address:** 3313 Wade Avenue

**Property Owner:** Unitarian Universalist Fellowship of Raleigh

**Project Operator:** CCC, Inc.

**Nature of Case:** Amend existing Special Use Permit for a Special Care Facility with up to 25 enrollees on a 3.67 acre property Zoned Residential-4 so as to extend operational hours such that they are 8:00AM to 6:00 PM Monday through Friday, year-round.



**3313 Wade Avenue – Location Map**

**ADDITIONAL****NOTES:** There are no additional notes for this plan.**PREVIOUS****VARIANCES:** None**PREVIOUS  
ACTIVE SPECIAL  
USE PERMIT CASES:**

A-37-15 – Daycare for up to 70 Children (approved on June 8, 2015)  
**A-60-15 – Special Care Facility (Approved July 13, 2015) with the following hours of operation: Monday through Friday: 2 pm to 6 pm while regular school is in session, and 8 am to 6 pm during the summer and school holidays.**

**To BOA:** 7-13-15, 1-11-16**Staff Coordinator:** Eric S. Hodge, AICP**ZONING****DISTRICTS:** Residential-4

## 3313 Wade Avenue – Zoning Map

### USE STANDARDS: Article 6.2.3.D Special Care Facility

#### 1. Defined

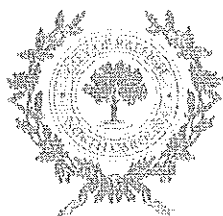
A facility which provides psychosocial rehabilitation, skill development activities, educational services and pre-vocational training and transitional and supported employment services to individuals with severe and persistent mental illness. Includes a rehabilitative clinic and adult rehabilitation center.

#### 2. Use Standards

- a. No special care facility can be located within 1,200 feet of another special care facility (determined by a straight line from property line to property line).
- b. To permit a special care facility in a Residential District, the following minimum lot areas per enrollee apply;
  - i. R-1, R—2, and R-4: 1,040 square feet;  
(Staff note: Site is sized such that it could accommodate 153 enrollees based on acreage.)
  - ii. R-6: 640 square feet; and
  - iii. R-10: 240 square feet.
- c. In a Residential District, 1 unlit announcement sign not to exceed 2 square feet in area and 3½ feet in height permitted.
- d. Only 1 vehicle used in connection with the special care facility may be parked or stored on the premises or residential street.

***Applicant testimony to be provided during the meeting.***



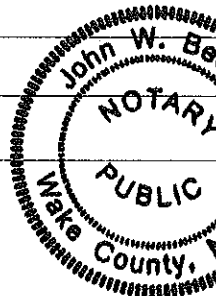


# Planning & Development

**Development Services  
Customer Service Center**  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Special Use Permit Application

		OFFICE USE ONLY
<b>Nature of request (Submit addendum on separate sheet, if more space is needed.)</b> To change operational operations of a Day Program for school age children who have special needs. Operational hours would be 8:00 am to 6:00 pm, Monday through Friday.		Transaction Number
<b>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number.</b> A-60-15		

GENERAL INFORMATION			
Property Address 3313 Wade Ave., Raleigh, NC		Date 12/10/15	
Property PIN 0794469422		Current Zoning	
Nearest Intersection Wade & Faircloth		Property size (in acres) 3.67	
Unitarian Universalist Fellowship Property Owner of Raleigh		Phone (919) 781-7635	Fax
		Email	
Project Contact Person Jennifer Ogle		Phone (919) 781-6535	Fax
		Email office@uufr.org	
Property Owner Signature <i>Jennifer Ogle</i>		Email	
Notary		Notary Signature and Seal	
Sworn and subscribed before me this <u>10</u> day of <u>Dec.</u> , 20 <u>15</u>		<i>John W Beckwith</i> 	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.




[Home](#)

## Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0072098** PIN # **0794469422**
[Account Search](#)
Location Address  
**3313 WADE AVE**Property Description  
**LOWADE AVENUE**
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner <b>UNITARIAN-UNIVERSALIST FELLOWSHIP</b> (Use the Deeds link to view any additional owners)		Owner's Mailing Address <b>3313 WADE AVE</b> <b>RALEIGH NC 27607-4123</b>	Property Location Address <b>3313 WADE AVE</b> <b>RALEIGH NC 27607-4123</b>
<b>Administrative Data</b> Old Map # <b>493-00000-0132</b> Map/Scale <b>0794 10</b> VCS <b>NCRA001</b> City <b>RALEIGH</b> Fire District Township <b>RALEIGH</b> Land Class <b>EXEMPT</b> ETJ <b>RA</b> Spec Dist(s) Zoning <b>R-4</b> History ID 1 History ID 2 Acreage <b>3.67</b> Permit Date <b>9/30/2003</b> Permit # <b>0000028832</b>		<b>Transfer Information</b> Deed Date <b>1/1/1967</b> Book & Page <b>01748 0205</b> Revenue Stamps <b>23.10</b> Pkg Sale Date Pkg Sale Price Land Sale Date Land Sale Price  <b>Improvement Summary</b> Total Units <b>0</b> Recycle Units <b>0</b> Apt/SC Sqft Heated Area <b>25,664</b>	<b>Assessed Value</b> Land Value Assessed <b>\$1,798,300</b> Bldg. Value Assessed <b>\$3,693,485</b>  Tax Relief  Land Use Value Use Value Deferment Historic Deferment Total Deferred Value  Use/Hist/Tax Relief Assessed Total Value <b>\$5,491,785</b> Assessed*

\*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.

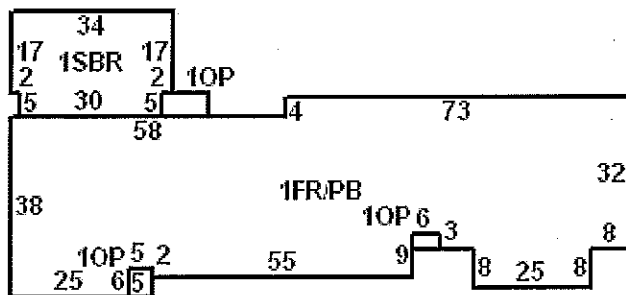


Real Estate ID **0072098**PIN # **0794469422**Account  
SearchLocation Address  
**3313 WADE AVE**Property Description  
**LOWADE AVENUE**[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 3313 WADE AVE		Building Description UNITARIAN UNIVERSALIST FELLOWSHIP PEACE		Select Card Card 01 Of 03	
				Card 2>	
Bldg Type 66 Church		Year Blt 1980 Eff Year 1981		Base Bldg Value \$907,989	
Units		Addns 1987 Remod		Grade 25.59 110%	
Heated Area 6,323		Int. Adjust. BSMT-Fully Finished		Cond % B 51%	
Story Height 1 Story				Market Adj.	
Style Conventional		Other Features		Market Adj.	
Basement 18% Partial Bas				Accrued % 51%	
Exterior Frame				Incomplete Code	
Const Type Wood Joist				Card 01 Value \$553,002	
Heating Central				All Other Cards \$3,140,483	
Air Cond Central				Land Value Assessed \$1,798,300	
Plumbing Adequate				Total Value Assessed \$5,491,785	

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ Inc	Value
M	1	FR/PB	4742		45316	SF PAVASPH	0028 1991 35		43620
A	1	OP	18		240	UN FENCE4	0000 1991 35		0
B	1	OP	30						
C	1	S BR	728						
D	1	OP	50						
E									
F									
G									
H									

Building Sketch

Photograph  
1/22/2015

0072098 01/22/2015